

48-15
#4804WARRANTY DEED
(Tenants-in-Common)NO TRANSFER
TAX PAID

005677

ROBERT M. TONGE and MURIEL S. TONGE, joint tenants, of 5 Greylock Road, Waterville, Maine 04901, for consideration paid grant to MURIEL S. TONGE as TRUSTEE of the MURIEL S. TONGE TRUST AGREEMENT dated February 24, 1993, with a mailing address of 5 Greylock Road, Waterville, Maine 04901, and ROBERT M. TONGE of 5 Greylock Road, Waterville, Maine 04901 with WARRANTY COVENANTS as tenants-in-common, a certain lot or parcel of land with any buildings or improvements thereon situated in Waterville, Kennebec County, State of Maine, bounded and described as follows:

Beginning at the northwesterly corner of land now or formerly of W. L. Robertson, which point is one hundred (100) feet westerly, measuring in the northerly line of said Robertson's land, from the westerly line of Burleigh Street; thence southerly in said Robertson's westerly line and parallel with said westerly line of Burleigh Street sixty-three and one-fourth ($63\frac{1}{4}$) feet to the northeasterly corner of land now or formerly of H.P. Little; thence westerly in the northerly line of said Little's land, the northerly line of Greylock Street, and the northerly line of land now or formerly of W.F. Drury two hundred forty (240) feet, more or less, to the northwesterly corner of said Drury's land; thence northerly and parallel with the first mentioned bound sixty-three and one fourth ($63\frac{1}{4}$) feet to land now or formerly of E.R. Drummond; thence easterly along the southerly line of said Drummond land two hundred forty (240) feet, more or less, to the point of beginning.

This conveyance is made subject to the right of the City of Waterville to maintain a sewer manhole now partly or wholly on said premises and on or near said northerly line of Greylock Street; and is further made on the express condition that no building other than a private dwelling house, private stable and their appurtenances (said dwelling house when fully completed, including plumbing and heating apparatus, to cost not less than twenty-five hundred dollars (\$2,500.00), shall be erected upon the above described premises, and that no part of any building, including piazzas, porticoes and bay windows, but not including doorsteps, shall be erected nearer to the northerly line of Greylock Street than fifteen (15) feet.

RMF JST

Being the same parcel conveyed by Warranty Deed of Ruth M. Smith to Robert M. Tonge and Muriel S. Tonge dated April 20, 1960 and recorded May 11, 1960 in the Kennebec Registry of Deeds in Book 1186, Page 350.

Subject to outstanding mortgage of record, if any.

WITNESS our hands and seals this 24th day of

February, 1993.

Robert M. Tonge
ROBERT M. TONGE

William F. Hufnagel

Muriel S. Tonge
MURIEL S. TONGE

STATE OF MAINE
COUNTY OF KENNEBEC

February 24, 1993

Personally appeared the above-named ~~ROBERT M. TONGE and~~
MURIEL S. TONGE and acknowledged the signing of the foregoing
instrument to be ~~their~~ free act and deed.
her

Before me

William F. Hufnagel
Notary Public

(Type or print name below line)

HL
W-552

WILLIAM F. HUFNAGEL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 9, 1999

SEAL

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WD.1

STATE OF MAINE
COUNTY OF KENNEBEC

March 5, 1993
Robert M. Tonge

Personally appeared the above-named ~~ROBERT M. TONGE~~ and acknowledged the
signing of the foregoing to be his free act and deed.

Before me,

Francis F. Bartlett Jr.
Notary Public

FRANCIS F. BARTLETT JR.

Type or print name below line

Affix seal comm. exp. 7/9/98

SEAL

RECORDED KENNEBEC

1993 MAR 15 AM 9:00

ATTEST: Theresa B. Mann
REGISTER OF DEEDS